



VILLAGE OF MARVIN

10004 New Town Road | Marvin, NC | 28173 | Tel: (704) 843-1680 | Fax: (704) 843-1660 | www.marvinnc.org

PLANNING BOARD MEETING MINUTES November 17, 2020 – 6:30pm – Virtual Meeting

AGENDA ITEM

1. Call to Order

Chairman Jones called the meeting to order at 6:32pm.

2. Determine Quorum

Chairman Jones determined a quorum was present.

Present: Chairman Jones

Present Virtually: Vice-Chair Cates, Paul Cappiello, Malinda Daniel, Michael Lavelle (*departed 8:12pm*), Mark Petersen, Kent Renner, Councilman Marcolese (Council Liaison)

Absent: None

Staff Present: Rohit Ammanamanchi, Austin W. Yow

3. Adoption of the Agenda

Chairman Jones requested to make the following changes:

- Add New Item #4 “Discussion of Union County 2050 Comprehensive Plan”

MOTION: Chairman Jones moved to adopt the agenda as amended. Mark Petersen seconded the motion.

VOTE: The motion passed unanimously.

4. Adoption of the Meeting Minutes for: 10/20/20

MOTION: Michael Lavelle moved to adopt the minutes from the 10/20/20 as presented. Vice-Chair Cates seconded the motion.

VOTE: The motion passed unanimously.

5. Public Comment Period

No comments were given.

ITEMS OF DISCUSSION

TIME STAMP 8:35

1. Discussion of Marvin Gardens Welcome Signage

Rohit Ammanamanchi, Planning & Zoning Administrator, informed the Planning Board that this item needs to be tabled as the Marvin Gardens developer is not ready yet. They are proposing a “Welcome to Marvin” sign to be placed on a retaining wall at Marvin Gardens near the Village’s municipal boundary.

MOTION: Mark Petersen moved to table further discussion of this item until the December 15 meeting. Malinda Daniel seconded the motion.

VOTE: The motion passed unanimously.

TIME STAMP 22:10

2. Discussion of Weddington Requested Revisions to Annexation Boundary, Sphere of Influence, and Joint Resolutions with Municipalities in Union County to Adopt ETJ’s

Mr. Ammanamanchi briefed the Board that Council recently approved a revision from the Town of Weddington to the Village’s annexation area. He also asked the Board if they would be interested in requesting that the Village’s entire annexation be included in an application to Union County for an extraterritorial jurisdiction (ETJ). The Board discussed the pros and cons of applying for an expanded ETJ and expressed their concerns.

The Board asked Councilman Marcolese to relay the Board’s opinion on an expanded ETJ to the full Council.

TIME STAMP 43:50

3. Update on the 2020 Land Use Plan

Mr. Ammanamanchi informed the Board that Council adopted the 2020 Land Use Plan after a public hearing at their November 10 meeting. He also briefed them on minor changes made to the plan since the Planning Board completed their work.

TIME STAMP 47:15

4. Discussion of Union County 2050 Comprehensive Plan

Mr. Ammanamanchi briefed the Board on an invitation from Union County to Planning Boards and Councils of Union County municipalities to attend a presentation regarding the Union County 2050 Comprehensive Plan. These meetings will be held on December 10 and 11.

TIME STAMP 50:40

5. Recap of the Previous Marvin Heritage District Strategic Plan Committee Meeting

Mr. Ammanamanchi explained that the Committee chose to table most agenda items and defer to staff on creating parameters for the Development Finance Initiative (DFI) Model by taking information from the Land Use Plan, Resident Survey Results, and a survey completed by the Committee.

TIME STAMP 58:10

6. Discussion of Proposed Inputs to DFI Model

Mr. Ammanamanchi described the proposed inputs to the DFI Model, regarding the amount of residential development, the amount of commercial development, viewshed buffers, rear buffers, open spaces, and amount of parking. *(See attached memo and parameter table, which are hereby incorporated as reference into these minutes).*

MOTION: Mark Petersen moved to submit the three scenarios to DFI as amended with a 30 feet viewshed buffer in the high development scenario. Kent Renner seconded the motion.

VOTE: The motion passed unanimously.

TIME STAMP 1:21:45

7. Introduction to Form-Based Code and Potential for its use in Marvin Heritage District Zoning

Mr. Ammanamanchi explained the definition of form-based code, where “instead of regulating density and uses, architecture and building setbacks are regulated. This allows a mix of uses to co-exist in the same space, and for uses to fluctuate as the market needs change.” The Board discussed the idea of implementing a form-based code for the District, which was essentially how the Marvin Gardens development was regulated.

TIME STAMP 1:39:15

8. Discussion of the Relationship between the Planning Board and the Marvin Heritage District Strategic Plan Committee

Mr. Ammanamanchi explained the relationship between the Board and the Committee and that the work of the Committee will be brought before the Planning Board.

Michael Lavelle excused himself from the meeting at 8:12pm.

AGENDA ITEMS

TIME STAMP 142:35

1. Review of Action Items

- Councilman Marcolese will relay the Planning Board’s opinion of applying for an expanded ETJ to Council.
- Mr. Ammanamanchi will provide DFI with the proposed inputs.
- Mr. Ammanamanchi will provide more visual example of a form-based code at the December 15 meeting.
- Planning Board Members will notify Austin Yow, Village Clerk & Assistant to the Manager,

TIME STAMP 1:45:20

2. Board Member Comments

Chairman Jones: He notified the Board that he will be having surgery next month and will likely miss the next meeting.

Vice-Chair Cates: No comments.

Paul Cappiello: He wished everyone a Happy Thanksgiving and hoped everyone stayed safe.

Malinda Daniel: No comments.

Mark Petersen: He wished everyone a Happy Thanksgiving and apologized for missing the previous meeting.

Kent Renner: No comments.

ADJOURNMENT

MOTION: Mark Petersen moved to adjourn the meeting at 8:20pm. Vice-Chair Cates seconded the motion.

VOTE: The motion passed unanimously.

Adopted: 12-15-20




Kelly Cates, Vice-Chair


Austin W. Yow
Village Clerk & Assistant to the Manager
Village of Marvin



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TO: Planning Board

FROM: Rohit Ammanamanchi, Village Planner

SUBJECT: Recap of the Previous MHD SP Committee Meeting and Discussion of Proposed Inputs to DFI Model

DATE: November 11, 2020

Background

At the previous meeting of the Marvin Heritage District Strategic Plan Committee Meeting, The Committee Members were given a survey by Staff to determine what form factors they would want to see in the district. The parameters asked in the survey reflected the inputs that Development Finance Initiative (DFI) require in their economic feasibility model. The inputs include:

- Amount of Residential
- Amount of Commercial
- Commercial Uses
- Amount of Open Space
- Amount of Buffers (Front and Back)
- Amount of Parking
- Stormwater Control
- Water and Sewer Infrastructure (Not asked in survey)
- Sidewalks, Curbs, and New Roads (Not asked in survey)

However, the committee did not deliberate the inputs at the meeting. They voted unanimously to allow Staff and DFI to synthesize the Resident Survey, Land Use Plan, and Committee Survey and figure out what parameters to plug into the Model. Below is a table of three scenarios that DFI can use in their model. Any one of them can be tweaked if the exact combination of parameters need to be adjusted. In addition, any parameters within a scenario can be adjusted before sending to DFI.

Recommendation

Staff Requests Planning Board to Review the parameters and revise or approve sending each of the three scenarios to DFI.



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	Resident Preferred	Low Development	Medium Development	High Development
Amount Residential	Low Amount (69% oppose increasing density)	0.8 Units per acre	1.0 units per acre	1.2 units per acre (with smaller housing units so as to not increase overall population)
Amount Commercial	Low Amount (54% support village center but 75% opposed commercial elsewhere)	0.15 Floor Area Ratio (FAR)	0.2 Floor Area Ratio (FAR) (*This is the current allowed for current commercial zones)	0.25 FAR
Viewshed Buffer	Large (Current is 85 feet along major roads)	85 feet	50 feet	40 feet 30
Rear Buffer	Large (Current is 100 feet when commercial abuts residential)	100 feet	75 feet	50 feet
Open Spaces	Large (77% wanted more open spaces in Marvin)	35%	30%	25%
Amount of Parking	Low (74% said walkability was important)	1 parking space per 200 square feet of commercial (less spaces)	1 parking space per 175 square feet	1 parking space per 150 square feet (more spaces)